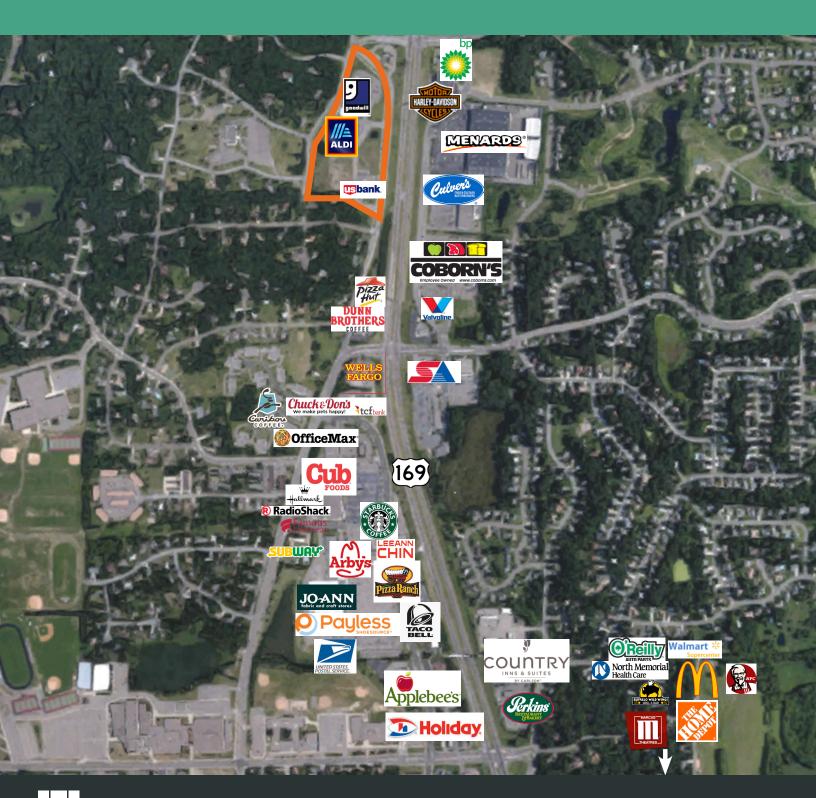
### Office - Medical - Residential - Retail - Hotel A World of Possibility in Elk River!

Hwy. 169 and 197th Ave, Elk River, MN



Brent Jacobson Ben Krsnak 612.355.2609 612.355.2608 HEMPEL leasing@hempelcompanies.com leasing@hempelcompanies.com

# **Elk Ridge**

0.75 Acres to 6 Acres Available



#### Available

**Co-Tenancy** 

Pad sites up to 6 acres and divisible to 0.75 acres

US Bank, Goodwill, Aldi, Perale Vision, and New Horizon Child Care

### Area Tenants

**Prospective Uses** 

Walmart, Home Depot, Office Max, Coborns, Cub Foods, and Menards

Office, Medical, Residential, Retail, Hotel

Traffic Counts				
Highway 169			42,900 VPD	
197th Avenue			4,850 VPD	
Demographics				
	Population	Growth %		HH Income
1 Mile	10,135	18.1		\$99,208
3 Mile	22,408	24.1		\$76,438
5 Mile	29,084	29.0		\$79,437



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